

## CPC Meeting – June 16, 2015

7:30 pm

### Warren Recreation Building – Room 08

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The Wellesley Community Preservation Committee met at 7:30 pm in room 08 of the Warren Recreation Building.

Present were the following CPC members: Barbara McMahon (Chair), Allan Port (Vice Chair), Joan Gaughan, Susan Hurwitz, Deb Carpenter, Tad Heuer, and Steve Burt. Also present were Jack Morgan from Board of Selectmen and Diane Campbell from Fuller Brook Park Coordinating Committee. CPC Assistant Nicole Ng was also present.

CPC Chair called the meeting to order at 7:35pm.

#### **Citizens Speak**

Peter Jones, member of Friends of the North 40 and other committees (Wetlands, Fuller Brook, Morses Pond, etc.) was present.

#### **Report from Fuller Brook Park Coordinating Committee/ 319 Grant Update -- Diane Campbell**

Ms. Campbell reported that phase 1 of the Fuller Brook project (from Maugus to Paine) is almost complete. Trailers have moved out and cleanup is almost finished. Tree plugs, relocation of stream, rock veins, and rain gardens are all done. Culverts at Seaver and Forest functioned as planned during a recent rainstorm. Walkways will be opened up to Paine by the end of June. The path is all completed. It was graded and leveled by machine vs. by hand which allowed for better consistency in look and feel. The committee is very happy with the work so far.

Over the summer more path work will occur behind the high school stadium. Dredging of State Street Pond will be the next big step. Sandbags and barricades will be set up to separate stream from pond. The plan is to have the fields ready for fall athletics. The team has been great in communicating to neighbors about work in progress. Peter Jackson, project manager, posts regular updates and photos on the Fuller Brook website.

As reported to town meeting, 20% of the budget has been spent as of February. Minor cost increases have been offset by minor savings. So far, the project is relatively on budget but the next quarterly update will be on June 30<sup>th</sup>.

The project received positive acceptance from Grant 319 for up to \$317K. The notice to proceed was a little late and funds can only be used for work that is done after the notice.

An invoice of \$182k has already been submitted. Any additional work up to June 30 must be submitted by July 15, which might include only Phase 1 and possibly some of the dredging.

Mr. Port asked where should one start on the path to see the work that is complete. Ms. Campbell suggested for him to start at the high school. The entrance to the park at Paine is more open. Bridges and walkways are wider. Landscape has been finished and plantings are in. Staff has been great despite the amount of manpower necessary but quality has not suffered and work is on schedule.

Ms. Gaughan asked where the material dredged from the pond will be moved. Ms. Campbell answered that it was originally planned to be moved off site but a definitive decision has not yet been made.

Ms. McMahon reiterated that any CPA grant money that has been reimbursed will go back to the project "account". Whatever amount that remains at the end of the project (11/2016) will come back to CPC.

Ms. Hurwitz asked about the list of plants used. Ms. Campbell replied that Peter Jackson can provide the actual list of plants used. All plantings are native and flourishing.

#### **North 40 Update from Jack Morgan, Board of Selectmen**

Mr. Morgan reported that 2 weeks ago the Town completed its largest bond sale in history for a total of a little over \$70million:

- \$54m non taxable
- \$4m non taxable notes
- \$14m taxable bonds

The actual interest rate was below forecast and very favorable, around 3.17%. Average debt service on CPA portion is \$551K/year and varies by year, +/- \$2,500.

Going forward with planning, the N40 committee will get reconstituted and will include representatives from Wellesley College, landscape architects, and neighbors.

Next up is getting through the DEP process regarding the South 6 (fuel oil) situation. The expectation is that Wellesley College will submit a permanent solution and short term timeframes for acceptance. DEP will also need to decide what to do with the old landfill. Until requirements from DEP on the landfill are known, uses of the property cannot be determined.

Ms. Hurwitz asked who will lead/determine the planning process. Mr. Morgan replied that Selectmen will lead but collaborate with other committees. The N40 strategic planning process will coordinate with other town wide strategic plans. For example, the school facility committee will recommend on Hardy / Hunnewell and that will decide whether a school will be on the N40 or not. Timing of other decisions will play a big part in the N40 process. 900 Worcester is in full gear but it is connected to N40 as well.

Ms. Hurwitz asked if there is a template to follow for strategic planning. Mr. Port offered that there was a N40 visioning committee – all boards, committees come together and ask for a 50 year plan – to give a big picture of what people think and want. Ms. Carpenter reiterated the importance of a long-range and comprehensive plan that's based on town wide assets. Mr. Morgan agreed that it will be a long, complicated process. The Selectmen will lead the process but there will be input from many constituents.

Mr. Morgan brought up an issue unrelated to the N40. The War Memorial in front of Town Hall needs a larger and more visible flagpole as it is currently not regulation height. The Memorial is also not ADA compliant and needs work. Perhaps the CPC can fund an assessment of possible improvements under historic preservation or open space?

Mr. Heuer explained that since the grounds are listed on the National Register it would qualify for CPA funds, and suggested that a landscape designer could provide an assessment. Ms. McMahon agreed that it is a project that CPC should consider further.

### **Wellesley Housing Development Corporation (WHDC) Update**

Mr. Port reported on his presentation to the WHDC where he discussed and handed out the CPA guidelines on community housing funding.

He emphasized that an amendment in 2012 added that CPA may contribute support toward grant, down payment, interest rates and other forms of assistance. This broadened the avenues of support for those who might not meet the 80% - 100% of area median annual income criteria for the town of Wellesley.

Discussion ensued around possible scenarios and uses of funding for community housing (town employee and elderly). Mr. Heuer suggested that when CPA funds are used to help purchase a house, CPA will always own that share and it will be returned to CPA when the property is sold.

Mr. Port reviewed some data provided by the Planning Department on population and income in Wellesley and noted that there is an error that will be fixed. The corrected version will be sent later.

### **Project Updates/New Business**

Ms. McMahon updated that the MLP had planned to submit an application for the substation but at this point will not be requesting money for a study. Board members are still in discussion, and may decide later to apply.

The RFP for the high school field renovation went out for design. Brandon Schmitt will represent NRC on the committee. Private fundraising is in place and will launch its website soon. In lieu of flowers for a recent tragic death of a Wellesley man, donations will be accepted for the project. The private portion is slated to be finished by January so that the task force will be ready to request other sources of funding at the next town meeting. Discussion followed about whether private sponsors will/should be recognized with banners and bricks at the new field. Ms. McMahon noted that the task force is very grateful for CPC support.

Mr. Burt shared that the docks at Morses Pond that were funded by CPC will be named after Jim Conlin in recognition for his many years of work and support.

Mr. Heuer reported that there is lots of interest in the historic plaque program and about 40 people took the plaque offer. He asked whether CPC has given or spent money for an inventory of historic structures. Mr. Port believes that there was and that there may be money left but will follow up. Mr. Heuer also related that the Historic Commission will have 2 -3 vacancies. Any interested parties should contact him. No experience necessary.

### **Approval of Minutes: May 13, 2015**

Ms. Gaughn moved to approve the minutes. Motion was seconded by Ms. Hurwitz. The vote was unanimous.

### **Adjourn**

A motion to adjourn was made at 9:00pm by Ms. Hurwitz. It was seconded by Ms. Carpenter. The vote to adjourn was unanimous.

The Committee agreed not to reconvene until September unless issues arise. They will decide then whether the 2<sup>nd</sup> Wed night of the month will still work for everyone to meet going forward.